



MINUTES OF THE CITY COUNCIL WORK SESSION

Held Wednesday, January 20, 1999, For the purpose of discussing the Greenbelt Station Proposal.

The meeting began at 8:20 p.m. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Robert Manzi, City Solicitor; Celia Craze, Director of Planning and Community Development; Terri Hruby, Community Planner; Bo Ferguson, Management Analyst and Kevin Kelly, Environmental Consultant

ALSO PRESENT WERE: Chip Reed & Gregory Ault, Greenbelt Station; Keith Jahoda, Clara Kuehn, Sheldon Goldberg, Jeff Williams, Karl Hille of The Gazette and Virginia Beachamp & Elaine Skolnik of the News Review

Mr. Reed gave a presentation on the Greenbelt Station development proposal. He stressed that the current development plans are conceptual in nature. Mr. Reed stated that the developers hoped to finalize wetlands issues, resolve traffic issues and file subdivision & concept plans in April. Mr. Putens noted that the plan being presented to Council was "totally different" from plans shown to Council previously in Executive Session.

Mr. Reed presented a wetlands delineation that he believes has the Corps of Engineers preliminary support . He stated that there were 12 acres of wetlands confirmed by the Corps, not the 140 previously stated by M-NCPPC. This did not include open waters, and the flood plain has not been delineated. Mr. Ault noted that experts would be brought in for a charette process to positively impact the environment. He showed preliminary wetland and open water delineations. The open waters are located just west of proposed water feature on the concept plan. Mr. Reed acknowledged there would be impacts and hoped Council would accept some impacts to achieve the development vision.

Mr. Reed reviewed the concept plan before Council. It has 4 anchor retail stores with a hotel. There would also be a senior citizen component and an office component. Mr. Ault stated that EDAW was charged to create a "consensus plan."

Mr. Roberts stressed there was value of the habitat surrounding the wetlands even if they are not regulated wetlands. He also noted other State agencies that deal with endangered species or historic artifacts would be involved in the review.

Mr. Reed noted that Federal and State agencies were discussing the feasibility of access to the Beltway. He believed a decision may come as early as March 1.

Next, Mr. Reed discussed the retail component. He indicated that he hoped to announce a retail tenant but has been unable. He expected to know around March-April. Mr. Reed indicated there was a lot of interest in the senior component.

Mr. Reed noted they are aware high-rise buildings are objectionable to the Hollywood community. He noted that building heights would be 3-8 stories.

Mr. Reed expected EDAW to have stream valley park designs in 6-8 weeks. He noted that meeting would be held with the various regulatory agencies.

Council thanked Mr. Reed for the presentation and everyone for their interest, noting the potential impact of this proposal on the area.

The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,
Michael P. McLaughlin